



Opportunity knocks - Family home built 2010 with planning permit for two lot sub-division!

- Lovely 3 Brm family home (2010), master with ensuite and walk in robe
- Corner allotment (754m<sup>2</sup>) and planning permit for two lot sub-division in place
- Ducted gas heating and evaporative cooling for all seasons
- Modern kitchen with meals and family area
- Double garage, alfresco, good fencing with second proposed allotment fenced
- Yes, the Melbourne side of Bendigo close to all amenities
- Currently leased at \$340 making this the perfect investment - Low maintenance home
- Ideal home for the family wanting a large 754m<sup>2</sup> block

This lovely family home is located in a great location and being a corner allotment with a planning permit in place for a two lot sub-division, it is ideal for the investor. Yes, already tenanted at \$340 per week so a regular income whilst you complete the sub-division to sell off the rear allotment. A fabulous opportunity for those into sub-division, no risks and a lovely 2010 home already leased. Of course for the family it is perfect as it is and no need to subdivide if you wish to retain the full 754m<sup>2</sup>.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD for \$380,000
<b>Property Type</b>	residential
<b>Property ID</b>	282
<b>Land Area</b>	754 m <sup>2</sup>
<b>Floor Area</b>	160 m <sup>2</sup>

#### Agent Details

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